

REAL PROPERTY MORTGAGE 2006 1430 4328 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Alice M. Gibson Elizabeth M. Lake 113 Pleasantridge Avenue Greenville, SC		FILED GREENVILLE CO. S.C. 20 10 30 AM '06	MORTGAGEE: CLT. FINANCIAL SERVICES ADDRESS: 10 West Stone Ave. Greenville, SC 29607
LOAN NUMBER 29211	DATE 04/25/06	NUMBER OF PAYMENTS 96	DATE DUE EACH MONTH 05/01/06
AMOUNT OF FIRST PAYMENT \$ 99.00	AMOUNT OF OTHER PAYMENTS \$ 99.00	DATE FINAL PAYMENT DUE 02/01/08	AMOUNT FINANCED \$ 4934.03

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$25,000

NOW, KNOW ALL MEN, that Mortgagor (all, if more than one), to secure payment of a Promissory Note of even date from Mortgagor to the above named Mortgagee in the above Total of Payments and all future and other obligations of Mortgagor to Mortgagee, the Maximum Outstanding at any given time not to exceed said amount stated above, hereby grants, bargains, sells, and releases to Mortgagee, its successors and assigns, the following described real estate together with all present and future improvements

thereon situated in South Carolina, County of Greenville
 All that certain piece, parcel or lot of land, with all improvements thereon situate, lying and being in the City of Greenville, Greenville County, South Carolina on the southern side of Pleasant Ridge Avenue being known and designated as Lot 131 on a plat entitled "Pleasant Valley" dated April, 1946, by Dalton J. Neves, Engineer, said plat being recorded in the P.V.C. Office for Greenville County in Plat Book E at page 32, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Pleasant Ridge Avenue at the joint front corner of Lots 131 and 132 and running thence with the line of lot 132 N. 00-00 E., 160 feet to an iron pin at the joint rear corner of Lots 131 and 132; thence with the rear line of Lot 166 S. 00-52 W. 60 feet to an iron pin at the joint rear corner of lot 131 and 132; thence with the line of Lot 130 N. 00-00 W., 160 feet to an iron pin at the joint front corner of Lot 131 and 132 on the southern side of Pleasant Ridge Avenue; thence with the southern side of Pleasant Ridge Avenue N. 00-52 E., 60 feet to the point of beginning.

Derivation is as follows: Deed book 299, Page 593- William McNeill Carpenter, et. al.

TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever.

- If Mortgagor shall fully pay according to its terms the indebtedness hereby secured then this mortgage shall become null and void
- Mortgagor agrees to pay all taxes, fees, assessments, obligations, prior encumbrances, and any charges whatsoever against the above described real estate as they become due. Mortgagor also agrees to maintain insurance in such form and amount as may be satisfactory to Mortgagee in Mortgagee's favor.
- If Mortgagor fails to make any of the above mentioned payments or fails to maintain satisfactory insurance, Mortgagee may, but is not obligated to, make such payments or effect insurance in Mortgagee's own name, and such payments and expenditures for insurance shall bear interest at the highest lawful rate if not prohibited by law, shall be a lien hereunder on the above described real estate, and may be enforced and collected in the same manner as the other debt hereby secured.
- Upon any default, all obligations of Mortgagor to Mortgagee shall become due, at the option of Mortgagee, without notice or demand
- Mortgagor agrees in case of foreclosure of this mortgage to pay a reasonable attorney's fee as determined by the court in which suit is filed and any court costs which shall be secured by this mortgage and included in judgment of foreclosure.
- This mortgage shall extend, consolidate and renew any existing mortgage held by Mortgagee against Mortgagor on the above described real estate.

In Witness Whereof, (I-we) have set (my-our) hand(s) and seal(s) the day and year first above written.

Signed, Sealed, and Delivered
 in the presence of

H. McClenon
 (Witness)

Beverly Hassett
 (Witness)

Alice M. Gibson (LS.)
Elizabeth M. Lake (LS.)

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